

**MINUTES OF THE PROCEEDINGS  
OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
February 17, 2021**

1.0 CALL TO ORDER

**Present:** Ryan Dahnert, Derek Nelson, Jeremiah Monyok, Dr. Amanda Schuh, Joe Spillman, Shane Ahlbrecht, Dr. Chuck Cook

**Also Present:** Nathan Fuerst, Planner/Economic Development Specialist; Tom Nikunen, City Administrator; Reeve Needham, Planning Intern

Meeting called to order at 6:31 pm.

2.0 ADOPT AGENDA

**Motion by Monyok, second Ahlbrecht to adopt the agenda. Vote all ayes. Motion carried 6-0.**

3.0 APPROVAL OF MINUTES

A. January 20, 2021

**Motion by Schuh, second Monyok to approve the minutes as presented. Vote all ayes. Motion carried 6-0.**

4.0 NEW BUSINESS

A. Highway 282/Creek Lane Phasing Plan

Fuerst presents the staging information for the planned improvements at Highway 282 and Creek Lane. Nikunen says the City is out for bids and the utility work should start in April. Dahnert asks if the natural gas meters will be moved as part of the work. Nikunen replied that City Council has directed them to screen with landscaping and fencing. Fuerst presents the proposed signage for the roundabout, with low-level landscaping in the middle and a welcome sign. Ahlbrecht asks if the sign will be off to the right. Nikunen replies yes so you can see through the roundabout. Monyok asks if the cherry blossom will be used in the roundabout. Nikunen says yes but only on the outside not inside the roundabout. Fuerst presents that lighting will be installed on Creek Lane and there are possible grant opportunities for EV chargers in Lions Park. The staging of the work will allow access to businesses throughout the project. Ahlbrecht asks if the stages will be done concurrently. Fuerst replies they won't overlap but will be consecutive. Dahnert asks if there is a designated detour. Nikunen notes that there will be separate repaving work done on Highway 21 this summer. Ahlbrecht asks how long it will be closed for. Nikunen replies that only sections will be closed at a time and there will be more information soon. Monyok asks how quickly the City turns around bids. Nikunen replies quickly and that the bids included set end dates for the work to be completed. Dahnert asks if it will be done before September. Nikunen replies yes, we want the job done before school starts. Ahlbrecht asks about the ¾ access. Nikunen clarifies that coming out of Radermacher's you won't be able to turn left and this has the support of Radermacher's and Wolf Motors. Fuerst adds that the City processed a sign variance for Radermacher's. Ahlbrecht asks if the park and ride is staying the same size. Nikunen says probably, although it might get repaved and EV charging stations could be installed.

**B. Downtown Master Vision Discussion**

*Commissioner Cook joined at 6:51pm.*

Fuerst presents the annual review of the Downtown Master Vision. This was established in 2013 following residential growth and was preceded with the downtown design standards manual. The small area plan for downtown has different goals and projects and a lot has been accomplished since its inception. The downtown reconstruction involved crosswalks, planters, bump-outs, the bridge on Rice St., the parking lot at the Mini Met, the new Council Chambers building, timed parking spaces, and better pedestrian/bicycle connections. Dahnert asks about the pedestrian crossing towards McDonalds. Nikunen replies the trail will stay there. Spillman asks if the trail will go through the roundabout. Fuerst replies yes with crossings on all sides, which is safer for pedestrians with greater visibility. Nikunen adds that when the roundabout at Sawmill is constructed, a trail will be built. Fuerst presents that the City Council recently approved a 34 stall parking lot downtown. Dahnert asks if that bid is part of the alley resurfacing projects. Nikunen replies yes and they will close on the property in March. Fuerst presents that the EDA performs a walk audit every year, the EDA has awarded 19 grants with the façade grant policy and that Mousse Winery used a building code grant and commercial kitchen loan. Nikunen adds that in the master vision, businesses were chosen as anchors to generate business such as a brewery and winery. There is ongoing marketing such as Business of the Week since 2014-2015, Ladies Night Out which was held quarterly prior to COVID, as well as larger events like Cinco de Mayo. Ahlbrecht asks if Cinco de Mayo is happening this year. Nikunen replies the special event permit was just approved. Fuerst presents the Live Shop Dine campaign started in 2015 as Jordan's brand and is used in videos and communications to advertise the City, the local business directory posted online and in downtown, and the City has a partnership with First Stop Shop in Scott County. Ahlbrecht asks if businesses use First Stop Shop. Fuerst replies they were before COVID. Fuerst presents that the C-1, Neighborhood Commercial District, will be rezoned for those residential parcels abutting the downtown business district parcels. This was in the Comprehensive Plan and the goal is to have a mix of residential and commercial uses, like Grand Ave. in St. Paul. Monyok asks if the rezone is to protect businesses or residents. Fuerst replies that it is a long term strategy to create a cohesive transition from the higher intensity businesses to residential uses. Nikunen clarifies this will allow businesses to expand further, so a resident could sell their home to a business or build a salon in the main level. Spillman asks where this will be happening. Fuerst shows a map, and it involves the 44 parcels that surround the C-2. Dahnert asks if this will impact the façade grant program. Fuerst replies that the program is only for the C-2 right now, unless it is changed. Dahnert thinks that could be dicey if residents apply to do work on their homes. Spillman asks if there is money to help businesses improve their properties. Fuerst replies we have the downtown façade grant program for the C-2. Nikunen adds there is also the building code grant and commercial kitchen loans as well as TIF and abatement. Dahnert asks if the co-working space had been on the Downtown Master Vision. Nikunen replies it was an incubator space but was changed from the last discussion. Dahnert asks about the foundation grant. Nikunen thinks that might be an older item, part of the Twin Cities Capital program that no longer exists. Dahnert asks about how the Downtown Master Vision was funded and started. Nikunen said the City received a grant to pay for the plan, to determine what the vision of Jordan's downtown was. Dahnert notes that for the plan's creation in 2013, a lot has been accomplished and not much is left to do, and asks about EDA-relevant action items in the Comprehensive Plan. Nikunen notes the Comp Plan was adopted in 2020 and asks the EDA if they want a new master vision or new small area plan for a different area of the town. Dahnert asks if there is funding available for other areas. Nikunen notes businesses have used TIF and abatement including Wolf Motors, Hentges, MVEC, Holiday etc. Spillman asks if Caribou used funding. Nikunen replied no, they didn't need it. Spillman asks if you can see the impact on tax revenue. Nikunen replies there has been an increase in tax capacity. Ahlbrecht asks about the

breakdown of residential and commercial tax capacity. Nikunen says about 20%, it is higher for commercial than you would think. Nelson asks how we find businesses looking to move to rural areas. Nikunen replies they'll usually call or through Greater MSP as well as First Stop Shop. Dahnert notes there aren't as many open lots available. Nikunen says there are less than five in the industrial park but we are still marketing the lots abutting Jordan city limits. Ahlbrecht asks about what we can do to attract businesses. Nikunen says we do as much or more than other towns, and that SCALE allows Scott County to market the entire County, which is unique. Dahnert suggests joining the River South Entertainment District, with the Candy Store as a natural extension. Monyok asks if there is a brewery directory for Scott County. Nikunen replies the historical society does a historical brewery bus tour. Dahnert suggests walking around the downtown to identify locations to purchase, fix up, and sell. Monyok asks about the hamburger home downtown. Nikunen replied that the City has tried to purchase that but the owner was asking for too much money. Monyok asks about the gravel lot downtown. Nikunen replies that the owner wants to build a building up the lot, with mixed commercial and residential space. Nikunen adds if the flood mitigation plan is approved, the houses along the dyke will be purchased and will be a green space with a trail. Fuerst adds this would meet the public space vision in the plan, the MN Main St program has not been a huge priority, and that the coordinated business hours is also not a high priority. Dahnert asks if there is a downtown council. Fuerst replies there was when this plan was created and then the duties moved to EDA. Dahnert thinks we need more input from business owners to refresh the vision, either through a meeting or a survey to gather feedback.

## 5.0 OLD BUSINESS

## 6.0 MANAGEMENT REPORT

### A. General Management Updates

Fuerst reports the Council approved a parking lot behind 209 Broadway that could be a location for an EV charging station. Dahnert suggests looking into the Tesla chargers for small lots off the highway and asks how the charger will be paid for. Spillman replies that the user pays when you plug in, typically through an app. Nikunen adds the City is looking for grants to fund part of the cost. Spillman suggests LED lights for the parking lot to make people feel safe. Nikunen says there will be lights on Creek Lane and that the acorn lights downtown are not the brightest. Dahnert asks if lighting could be included in a façade grant. Fuerst replies that if it is on the façade, it could count. Nikunen suggests sending letters to identified buildings about grant opportunities.

Fuerst adds that the Total Health Advantage site plan was approved and will be building in the Whispering Meadows area. Ahlbrecht asks how the businesses are coping with the pandemic. Fuerst replies that restaurants are open and all applied for a Scott County grant. Dahnert asks if the City-owned parcels are listed for sale. Nikunen replies that they are on MNCAR. Dahnert suggests looking at signage to market the site and opening it up to businesses other than hotels.

### B. Next Meeting- March 16, 2021

## 7.0 CITY COUNCIL MEMBER UPDATE

Monyok reports the Council recently reviewed the rental ordinance and chose to remove the crime-free training requirement and that the 2021 liquor licenses fees are waived.

## 8.0 COMMISSION MEMBER REPORT

9.0 ADJOURNMENT

**Motion by Monyok, second Ahlbrecht to adjourn at 7:56pm. Vote all ayes. Motion carried 7-0.**